

CHAPTER 13¹

R-F RESIDENTIAL FOOTHILL ZONE

14-13-101	PURPOSE
14-13-102	PERMITTED USES
14-13-103	CONDITIONAL USES
14-13-104	DEFINITIONS
14-13-105	SCOPE AND APPLICATION
14-13-106	SINGLE FAMILY DWELLING UNITS - DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS
14-13-107	YARD REQUIREMENTS
14-13-108	PROJECTIONS INTO YARDS
14-13-109	BUILDING LOCATION AND HEIGHT
14-13-110	DISTANCE BETWEEN BUILDINGS
14-13-111	PERMISSIBLE LOT COVERAGE
14-13-112	LOT ACCESS AND DESIGN
14-13-113	SUBDIVISIONS AND PLANNED UNIT DEVELOPMENT
14-13-114	DEVELOPMENT STANDARDS
14-13-115	REVIEW AND APPROVAL PROCEDURES
14-13-116	REQUIREMENTS FOR BUILDING IN THE RESIDENTIAL FOOTHILL ZONE
14-13-117	OTHER REQUIREMENTS

14-13-101 PURPOSES

(A) In order to preserve the peace, health, safety, and welfare, and promote the best interest of the inhabitants of the City of Bountiful, this Residential Foothill Zone is created to provide standards, guidelines and criteria, having the effect of permitting reasonable development of private property, minimizing flooding, erosion, and other environmental hazards and protecting the natural scenic character of the foothill areas not suitable for development, and insuring the efficient expenditure of public funds.

(B) The goals to be achieved by the Residential Foothill Zone include but are not limited to the following:

1. The protection of the public from natural hazards of storm water runoff and erosions by requiring drainage facilities and the minimal removal of natural vegetation.

¹Original Foothill Overlay Zone repealed and the Residential Foothill zone adopted 9/9/2003 Ordinance No. 2003-14

2. The minimizing of the threat and damages of fire in foothill areas by establishing fire protection measures.
3. The preservation of natural features, wildlife habitat and open space.
4. The preservation of public access to mountain areas and natural drainage channels.
5. The preservation and enhancement of visual and environmental quality by use of natural vegetation and the prohibition of excessive excavation and terracing.
6. The establishment of traffic circulation facilities that insure ingress and egress for vehicles including emergency vehicles into all developed areas at any time of the year with minimal cuts, fills, or visible scars.
7. The encouragement of a variety of development designs and concepts which are compatible with the natural terrain of the foothill areas and which will preserve open space and natural landscape.
8. The establishment of land use management criteria which will encourage protection of natural elements while allowing a harmonious and satisfying residential environment.
9. Encouragement of regard for the view of the foothills as well as a view from the foothills.
10. Public and individual personal safety.
11. To assure that the taxpayers of Bountiful are not burdened by extraordinary costs for services attributable solely to the development of hillside areas.

(C) It is the intention of the City Council that every subdivision and every lot be developed with as little disturbance to the natural ground, with the most harmony with natural conditions, and with the greatest conformity with the purposes and requirements of this ordinance, as possible under individual circumstances. It is the finding of the City Council that all possible circumstances, and the best means of dealing with them, cannot be anticipated in the preparation of these regulations. Therefore the City Council shall, unless expressly stated to the contrary in this chapter, have reasonable discretion in administering the provisions of this chapter to implement its purposes by modifying requirements as individual circumstances may merit. The provisions set forth in this chapter shall be the standard, but when conditions merit reasonable adaptation and flexibility, discretion may be exercised, even where the term “shall” is used in the regulation.

14-13-102 PERMITTED USES

All uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
1111	Single Family Dwelling - Detached (Note: Subdivision Approval is a Conditional Use)
1290	Residences for persons with a disability, subject to the requirements of Section 10-9-605 of the Utah Code and Section 14-14-121 of the Bountiful Zoning Ordinance (Note: Subdivision Approval is a Conditional Use)
4800	Utilities (lines and right-of-ways only) (Except 4850)
6815	Preschool Group Instruction/Day Care - In single family dwellings only with no more than eight (8) children including those residing in the dwelling. (Note: Subdivision Approval is a Conditional Use)
6911	Churches, synagogues, temples (Note: Subdivision Approval is a Conditional Use)

Accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to the following:

- A. Accessory buildings such as garages, carports, bath houses, private satellite antennas, private greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with the principal use or structure.
- B. Private swimming pools, tennis courts, sports courts, and other similar private recreational uses.
- C. Vegetable/flower gardens and noncommercial orchards.
- D. Home occupations subject to the regulations of the Business Licensing procedures of Bountiful City.
- E. Storage of materials used for construction of a building, including the contractor's

temporary office, provided that such use is on the building site or immediately adjacent thereto and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.

- F. Household pets as provided by the Animal Control Ordinance of Bountiful City.
- G. An accessory in-law apartment may be established by special permit approved by the Planning Director and shall meet the following criteria:

1. Any accessory in-law apartment shall be established only within a single-family dwelling and by building permit in accordance with the International Building Code. Accessory in-law apartments may not be located in a duplex or multiple family dwelling unit.
2. Occupancy and use of any accessory in-law apartment shall be by members of the immediate family of the principal owner-occupants of the dwelling to include and be limited only to legal dependents, children, parents, grandchildren and grandparents. Other relatives or special circumstances may be considered by conditional use permit.
3. Separate utility service connections shall not be allowed.
4. Common access between units shall be provided.
5. The structure's exterior appearance and the entrances to the dwelling shall be consistent with a single family residence.
6. Water and sewer systems must be adequate to handle the additional unit.
7. Adequate off-street parking shall be provided for both the primary residential use and the accessory in-law apartment using existing driveways only and shall be in compliance with Chapter 18 of this ordinance.
8. A deed restriction must be filed with the County Recorder which states:

A permit for an accessory in-law apartment was issued to _____, the current owner of this property on _____ by Bountiful City. This permit does not run with the land and is automatically invalidated by the sale or transfer of this property. Prospective purchasers should be advised that only one dwelling unit may exist on the property unless a new permit for the accessory in-law apartment is issued to any new owner.

14-13-103 CONDITIONAL USES

The following uses and structures are permitted in the R-F Zone only after a Conditional Use Permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
1241	Residential facility for elderly persons, subject to the conditions found in Section 10-9-501, et seq of the Utah Code and Section 14-14-120 of the Bountiful Zoning Ordinance.
4711	Telephone exchange stations
4712	Telephone relay towers, microwave or other
4719	Other telephone communication
4722	Telegraph transmitting and receiving stations (only)
4729	Other telegraph communications
4732	Radio transmitting stations and relay towers
4739	Other radio communication
4742	Television transmitting stations and relay towers
4749	Other television communication
4790	Other communication
4800	Utilities (except lines and right-of-ways)
6815	Preschool Group Instruction/Day Care - In single family dwellings only with not more than twelve (12) children as per Utah State Department of Health licensing requirements, or where not more than twelve (12) children will be receiving instruction at any given time. For preschools, there shall be no more than two (2) sessions per day lasting no more than four (4) hours with no child attending more than one (1) session per day.
7411	Golf Courses - Public

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
7412	Golf Courses - Private
7492	Picnicking areas - public
7600	Parks

14-13-104 DEFINITIONS

The following definitions shall be used in the interpretation and construction of this Chapter:

AVERAGE SLOPE: The words "average slope" shall mean and be determined by the use of the following formula:

$$S = \frac{.00229 (I) (L)}{A}$$

S = Average slope of the entire subdivision or lot, as the case may be, before development or construction.

A = Total area in the subdivision or lot, in acres.

L = Sum of the length of all contour lines, in feet.

I = Contour interval in feet.

DEVELOPMENT SITE: The area within the perimeter of a subdivision, a planned unit development, or a tract, lot or parcel of land.

IMPERVIOUS MATERIAL: Any surface material which does not allow for the natural percolation of water into the soil, including but not limited to roofs, concrete patios, concrete or asphalt driveways, tennis and play courts of concrete or similar material.

NATURAL VEGETATION: This term includes orchards, trees, shrubs, lawns, grass and perennial growth.

USABLE AND UNUSABLE LAND: Land with a slope of less than 30% is usable land. All land with a slope of 30% or greater is unusable for any purpose unless an exception is granted by the City Council.

14-13-105 SCOPE AND APPLICATION

The provisions of this Chapter apply to all areas shown on the Official Zoning Map by "R-F."

14-13-106 SINGLE FAMILY DWELLING UNITS - DENSITY, LOT SIZE, WIDTH, AND CHARACTERISTICS

A. Minimum Lot Size and Street Frontage. The minimum size of lots and the required street frontage is determined by the average slope of the land.

Each lot or parcel of land in the Residential Foothill Zone shall have the following minimum area, and shall abut a public street improved to City standards for the following minimum distance on a line parallel to the center line of the street:

<u>Average Slope of Lot</u>	<u>Minimum Lot Size</u>	<u>Minimum Lot Width</u>
0 - 15%	20,000 square feet	100 feet
15.1 - 20%	1 acre	120 feet
20.1 - 30%	2 acres	120 feet
30% +	5 acres	120 feet

14-13-107 YARD REQUIREMENTS

The following minimum yard requirements shall apply in the R-F Zone:

- A. Front Yard. Each lot or parcel shall have a front yard setback of not less than thirty (30) feet from the front lot line. Except for corner lots, lots where the elevation of the ground differs ten (10) feet or more from the curb level, as measured at a point fifty (50) feet from the front lot line and midway between the side lot lines, said front yard setback may be reduced to twenty (20) feet.
- B. Side Yard - Interior Lots. Each interior lot or parcel of land shall have a minimum side yard of 10 feet with combined side yards of not less than 20 feet.
- C. Side Yard - Corner Lots. On each corner lot or parcel of land, the side yard contiguous to the street shall not be less than twenty (20) feet, and shall not be used for vehicle parking, except such portion as is devoted to driveway use for access to a garage or carport.
- D. Side Yard - Driveway. When used for access to a garage, carport, or parking area, a side yard shall be wide enough to provide an unobstructed twelve (12) foot paved driveway, unless required for fire access as per Section 14-13-112 of this Chapter.
- E. Side Yard - Accessory Building. No accessory buildings shall be allowed in any required side yard.

- F. Rear Yard. Each lot or parcel shall have a rear yard of no less than twenty (20) feet.
- G. Rear Yard - Irregular Lots. On lots which are not rectangular in shape, the required minimum rear yard may be an average of the distances measured from the rear corners of the main building directly to the rear lot line. The shortest distance used in determining the average shall not be less than fifteen (15) feet.
- H. Rear Yard - Accessory Building. An accessory building may be located within three (3) feet of on the rear property line if:
 - 1. It is located more than five (5) feet to the rear of any main building on the same lot on which said building is being placed.
 - 2. It is no closer than fifteen (15) feet to any dwelling on adjacent property.
 - 3. It meets all of the provision of the International Building Code.
 - 4. It does not encroach on any easements, recorded or otherwise.

14-13-108 PROJECTIONS INTO YARDS

A. The following structures may be erected on or project into any required yard:

- 1. Fences and walls in conformance with City codes or ordinances.
- 2. Landscape elements, including trees, shrubs, agricultural crops and other plants.
- 3. Necessary appurtenances for utility service.

B. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet:

- 1. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
- 2. Fireplace structures and bays, provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part.
- 3. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty-four (24) inches in height.
- 4. Any permanent roof or canopy attached to the main building which covers a use

customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., may extend into the rear no farther than one-half the required rear yard set-back distances, if the roof or canopy:

- a. Is not more than one (1) story in height.
- b. Is no longer than the width or depth of the side of the main dwelling on which it is located.
- c. Is entirely open on three (3) sides except for supporting columns and customary architectural features.

Such attached structures are not allowed to project into any side yard abutting a street on a corner lot.

14-13-109 BUILDING LOCATION AND HEIGHT

(A) No lot or parcel of land in the R-F Zone shall have a building or structure which exceeds in height the closest ridge line of the ground. If this is for any reason not possible, then the building or structure shall be located as far away from the ridge line as is possible.

(B) No lot or parcel of land in the R-F Zone shall have a building or structure used for dwelling which has more than two (2) stories and which exceeds a height of thirty-five (35) feet. Chimneys, flagpoles, church towers and similar structures not used for human occupancy are excluded in determining height.

14-13-110 DISTANCE BETWEEN BUILDINGS

The distance between any dwellings on adjacent lots shall not be less than twenty (20) feet. The distance between any accessory building and any dwelling on the same lot shall not be less than five (5) feet. The distance between any accessory building and any dwelling on adjacent property shall not be less than fifteen (15) feet.

14-13-111 PERMISSIBLE LOT COVERAGE

A. The maximum impervious material coverage allowed on lots upon which single family dwelling units are located is forty-five percent (45%) of the total lot area.

B. Minimum Building Pad. All structures and all other site improvements of whatever description shall be located only upon areas constituting usable land. Every lot must have a minimum buildable land area, upon which any residence must be constructed, that is under 30% in slope, at least five thousand (5,000) square feet in size, with a minimum dimension of fifty (50) feet, and which is completely contiguous. The minimum building pad shall not include the area within the required front yard setback or the side yard setback. The minimum building pad

may not be modified by Council discretion. The exact site of the building pad must be designated by the developer in the approval process.

14-13-112 LOT ACCESS AND DESIGN

A. Each lot or parcel in the R-F Zone shall have on the same lot or parcel off-street parking sufficient to comply with Chapter 18 of this Ordinance. Said spaces shall be paved with asphaltic cement or concrete, and shall be provided with a paved access from a public street. Required parking spaces shall not be provided within a required front yard.

B. Single family dwelling structures located such that any part of the structure is farther than one hundred fifty (150) feet from the street as measured along the center line of a driveway or access road to the nearest point of and around the perimeter of the structure, must be approved by the Bountiful Fire Chief prior to a building permit being issued. Single family structures, located farther than two hundred (200) feet from the nearest public street as measured from the public street along the centerline of the driveway or access road to the nearest point of the structure, must be granted an exception from the City Council prior to a building permit being issued. In no event shall such exception be granted beyond five hundred (500) feet from the public street as measured along the center line of the driveway or access road to the nearest point of the structure. The following conditions are conditions precedent to the granting of such an exception:

1. A recommendation from the Planning Commission on whether such an exception be granted.
2. An access road or driveway shall be provided which meets the following standards:
 - a. Surface. An all-weather surface capable of supporting the imposed load of fire apparatus shall be provided. If constructed of asphalt, the access road or driveway shall be a minimum of three inches of asphalt over a minimum of eight (8) inches of compacted road base. If constructed of concrete, the access road or driveway shall have a minimum of five (5) inches of concrete over a six inch thick compacted road base.

The access road or driveway shall be maintained by the property owner or possessor of the premises in good condition and repair and with adequate snow removal so as to provide free and uninhibited access by emergency service vehicles.

- b. Width. The access road or driveway shall be a minimum of twenty (20) feet wide. Where such roadway is adjacent to required fire hydrants, the width shall be a minimum of twenty-six (26) feet within twenty (20) feet in either direction from the hydrant. Such required widths shall be unobstructed, including parking of vehicles, and shall have a minimum

vertical clearance of thirteen (13) feet six (6) inches.

- c. Turn-arounds, Curves and Turns. A turn-around shall be provided at the end of the access road or driveway in accordance with the standards and specifications of Article 10 of the International Fire Code and in accordance with the minimum requirements of Figure 13-1.

The minimum turning radii for all turns and/or curves shall conform to the forty-five (45) foot radius single unit truck or bus contemplated in Figure 13-4.

If access roads are not looped, then the provided dead end access road shall meet the requirements in Figure 13-2.

- d. Distance to Buildings. Any access road or driveway shall be extended to within one hundred fifty (150) feet of all portions of the exterior walls of the first story of any building.
- e. Maximum Grade. The maximum grade of any portion of access roads or driveways shall be fifteen (15) percent as measured along the centerline of the access road or driveway .
- f. Signs. Property owners shall be required to identify and mark fire lanes to the satisfaction and approval of the Fire Chief. Signs shall be posted near the entrances of access roadways and driveways. Spacing and placing of signs shall be subject to the approval of the Fire Chief. Signs shall be a minimum of twelve (12) inches by eighteen (18) inches in two and one-half (2 ½) inch block lettering with one-half (½) inch stroke on a contrasting background. Signs shall read "No Parking - Fire Department Access Road".
- g. Water System for Fire Protection. The property owner be responsible for establishing the base grade of the access road or driveway before the water system is installed. The property owner shall clear the right-of-way for the water system and establish the proposed fire hydrant locations and grades by use of an offset stake. The City shall install the water system and set the fire hydrant to the grade established by the owner. If there are any changes to the access road or driveway or right-of-way areas which do not allow for a minimum of forty-two (42) inches of cover over the water line or not more than four (4) inch vertical difference between the flange of the fire hydrant and the finished surface of the access road or driveway, the owner shall be responsible for all expenses associated with the relocation or adjustment to the water system.

Lots or building pads shall not be allowed or approved where the static water pressure from the City water system serving the proposed lot or lots is less than forty (40) pounds per square inch.

- h. Fire Hydrants. A fire hydrant shall be installed by Bountiful City at the expense of the property owner and shall be connected by a six (6) inch water line from the water main. The hydrant shall be located in accordance with Article 10 of the International Fire Code. Fire hydrants shall be located on all required access roads or driveways as required by Bountiful City and shall be located within five (5) feet of the required access road or driveway.

If, in the opinion of the Fire Chief, fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be required. No obstruction shall exist within a three (3) feet working area of each fire hydrant. Required crash posts shall be a four (4) inch concrete filled pipe, having a minimum of three (3) feet in height above grade, with two (2) feet of pipe below grade set in concrete. Hydrant shut-off valves shall be located no closer than five (5) feet from the hydrant and no further than twenty (20) feet.

- i. Easements. The property owner shall grant to the City an easement along the court and full width of the access road or driveway permitting access to City emergency and service vehicles and inspection personnel. In addition, the property owner shall grant to the City a utility easement extending from the public street to the fire hydrant and having a minimum width of twenty (20) feet for the purpose of use, operation, maintenance and repair of such hydrants and water line. (Figure 13-3) All such easements shall be recorded at the Davis County Recorder's office prior to the issuance of a building permit.

- 3. All of the required improvements shall be installed at the property owner's expense.
- 4. All single-family dwelling structures shall have installed at the time of construction and continuously maintained, a pressure interior fire protection sprinkling system that complies with the minimum standards of the Uniform Building Code and the Uniform Fire Code.
- 5. Such other conditions and standards as the City Council may deem necessary.

14-13-113 SUBDIVISIONS AND PLANNED UNIT DEVELOPMENTS

Subdivisions and planned unit developments are allowed in the Residential Foothill Zone only if a

Conditional Use Permit has been approved by the City Council, and subject to the conditions imposed in the approval.

14-13-114 DEVELOPMENT STANDARDS

All subdivisions and lot improvements in the Residential Foothill Zone shall comply with the following development standards.

A. Drainage and Erosion.

1. Lots shall be arranged so as to insure required setbacks from drainage channels as defined by the Army Corps of Engineers on their official Flood Insurance Rate Maps.
2. Facilities for the collection of storm water runoff shall be required to be constructed on development sites and according to the following requirements:
 - a. Such facilities shall be the first improvement of facilities constructed on the hillside.
 - b. Such facilities shall be designed so as to retain safely and adequately the maximum expected storm water runoff for a twenty-five-year storm, as determined by Technical Paper No. 28, prepared by the U. S. Department of Commerce - Weather Bureau, for a sufficient length of time so as to prevent flooding and erosion during storm water runoff flow periods.
 - c. Such facilities shall be so designed as to divert surface water away from cut surfaces or sloping surfaces of a fill.
3. Construction on a development site that will disturb vegetative cover shall be minimized between December 1 of any year and April 15 of the following year.

B. Vegetation and Revegetation.

1. All areas on development sites cleared of natural vegetation in the course of construction of offsite improvements shall be replanted with vegetation which, when established, shall have characteristics of erosion control equal to or exceeding the original vegetation.
2. New plantings shall be protected with organic cover.
3. The use of persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall be employed to supervise the

planning and installation of revegetation cover.

4. Vegetation shall be removed only when absolutely necessary, e.g., for the construction of buildings, roads and filled areas.
5. Vegetation shall be planted in all disturbed areas within three weeks of the completion of off-site improvements or as directed by the City Engineer. Such vegetation shall be of a perennial and low combustibility nature and which, when established, shall be sufficient to stabilize the soil.

C. Fire Protection

Spark arresters shall be installed in every fireplace constructed indoors or outdoors. Screen openings in such arresters shall not be in excess of one-quarter (1/4) inch in diameter.

D. Grading, Cuts and Fills

1. Exposed unstable surfaces of an excavation or fill shall not be steeper than one vertical to two horizontal.
2. All permanent fill shall be located so that settlements, slidings, or erosions shall not damage or cover streets, curbs, gutters, sidewalks, or buildings.
3. All fill and degrees of compaction shall comply with the standards established by the Bountiful City Engineer.
4. The top or bottom edges of slopes caused by an excavation or fill up to 10 vertical feet shall be at three (3) horizontal feet from the property line and street right-of-way lines.
5. The maximum vertical height of all cuts or fills shall be ten (10) feet.
6. All structures except retaining walls or soil stabilization improvements shall have a setback from the crest of the cut or base of the fill of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope. Retaining walls may be a part of the dwelling unit.

E. Streets and Ways

Streets, roadways, and private access ways shall follow as nearly as possible the natural terrain. The following additional standards shall apply:

1. At least two (2) ingress and egress routes shall be provided for each subdivision.
2. Points of access shall be provided to all developed and undeveloped areas for emergency and firefighting equipment. Driveways located upon each lot extending from a public street shall have a maximum grade of fifteen (15) percent as measured along the centerline of the driveway and a minimum width of twenty feet, and shall be of a sufficient width and design to admit and accommodate firefighting equipment.
3. Cul-de-sacs shall not exceed six hundred (600) feet in length, which requirement cannot be modified, and shall have a turnaround with a radius of fifty-four (54) feet. Stub streets that are longer than the width or length of any adjacent single lot or two hundred (200) feet, whichever is less, shall have a temporary turnaround at the end thereof.
4. Centerline curvatures shall not be less than one hundred (100) feet radius on any curved street pattern or as required by industry standards for local roads or streets or as determined by the City Engineer.
5. Variations of the street design standards developed to solve special hillside visual and functional problems may be presented to the Planning Commission for consideration. Examples of such variations may be the use of split roadways to avoid deep cuts, modifications of surface drainage treatments, or sidewalk design.
6. All roads and rights-of-way for vehicular access dedicated for public use shall be subject to the following limitations:
 - a. The maximum grade of such roads or rights-of-ways shall be twelve (12) percent except as hereafter provided.
 - b. The City Council, after receiving a recommendation from the Planning Commission, may grant approval for the construction of such roads or rights-of-way having a grade exceeding twelve (12) percent, but the grade of such streets shall not, in any event, exceed fifteen (15) percent.

F. Architectural Design

1. Buildings proposed for construction in the Bountiful Residential Foothill shall be designed to be visually compatible with the natural beauty of the foothills and canyon areas. The use of building materials in colors that will blend harmoniously with the natural settings is encouraged. Materials such as natural woods, brick (earth colors) and stone are considered to be most appropriate.

2. The Planning Commission shall review the design and specified exterior materials and colors for all structures other than single family dwellings. Building permits for such structures shall not be granted until building materials and colors have been approved by the Planning Commission.
3. Landscaping shall be designed and installed to maintain the natural character of foliage in the area consistent with the proposed development.

G. Bond

In addition to the provisions requiring posting of an acceptable bond as set forth in the Revised Ordinances of Bountiful, Utah, as amended, a corporate surety bond or cash bond or a letter of credit supported by a guarantee of a land title company duly licensed to do business in the State of Utah, or a bank or savings and loan association chartered by either the Controller of Currency, U. S. Treasury Department of the Department of Financial Institutions, State of Utah, may be required by the City Council to guarantee the completion of revegetation projects, the stabilization of gradings, cuts and fills and constructions of storm water runoff facilities as required in this Section. If such bond is required, it shall be in an amount equal to the cost of construction of such projects and shall continue for one year after the completion date of such projects, improvements, or facilities.

H. Exceptions

Exceptions to the requirements and provisions outlined in this Section may be approved by the City Council, provided that the developer or owner of such development can demonstrate to the satisfaction of the City Council that the requested exceptions:

1. Shall not be detrimental or injurious to the property or improvements adjacent thereto,
2. Shall not be detrimental to the general well being of the neighborhood,
3. Shall be minor in their overall scope and not represent a major departure from the purposes and objectives of this Chapter,
4. Shall not require undue public expense for maintenance, and
5. Shall not impose an undue burden upon the public or the City.

14-13-114 PARCELS OF LAND NOT IN SUBDIVISIONS.

Before construction of a single-family dwelling on an individual lot not included as part of a development parcel shall be allowed, approval must first be granted by the City Council, as

provided in this Chapter, provided that the application shall contain information, plans, and reports as are required by the Planning Commission.

14-13-115 SUBDIVISION REVIEW AND APPROVAL PROCEDURE

B A. Application to the Planning Commission. All subdivision applications including land within the Residential Foothill Zone shall first be submitted to the Planning and Engineering Departments for review and recommendation by the Planning Commission.

All site plans as required in this Section shall be drawn to scale, not less than one inch equals one hundred feet (1" = 100') with topographical contours drawn at two foot intervals.

B. Conceptual Approval.

1. The Planning Commission shall consider all subdivision applications and recommend approval or disapproval to the City Council. If the Planning Commission recommends approval of the conceptual phase of the development, the Planning Commission may recommend such conditions as may be deemed necessary.
2. Conceptual approval of a subdivision, planned unit development or condominium may be granted by the City Council as a conditional use after a public hearing. All applications for approval of a subdivision shall comply with the provisions of the Subdivision Ordinance of the Bountiful City Code. In addition, conceptual approval must first be granted prior to application for preliminary approval. All applications for conceptual approval shall be accompanied by a site plan drawn to scale by a registered land surveyor licensed to practice in the State of Utah. Said plan shall provide the following information:
 - a. Location of the proposed subdivision, with identification of abutting streets.
 - b. Topographic contours.
 - c. An estimate of the average slope of the proposed subdivision and of each individual lot within the subdivision.
 - d. The number of lots.
 - e. The location and size of proposed lots.
 - f. Location, width, and grade of all proposed streets, and radii of any cul-de-sacs.

- g. Location of existing or proposed schools, churches or parks.
- 3. After receiving recommendation for approval or disapproval from the Planning Commission, the City Council may approve, approve with modifications, or disapprove a conditional use permit and the application.

C. Preliminary Approval. In addition to the information as required for preliminary approval of subdivisions as provided in the Bountiful City Code such additional information as set forth in this Chapter may be required by the Planning Commission or City Council.

- 1. Report of Soil Characteristics. Data regarding the nature, distribution, and strength of soils within the project area. The soils report shall include:
 - a. Unified classification of all soils with an estimate of susceptibility to erosion, plasticity index, liquid limit, shrink-swell potential, and general suitability for development.
 - b. Estimate of the normal highest elevation of the seasonal high water table.
 - c. Flood history and potential including proximity to known floor plain areas and drainage channels.
 - d. Topographic contours.
- 2. Report of Geologic Conditions. An application shall include the following information:
 - a. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock.
 - b. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
 - c. Determination of ground water characteristics.
 - d. Written recommendation for construction of proposed improvements to avoid impact of any potential geologic hazard.
- 3. Grading and Drainage Report.
 - a. The application for preliminary approval shall include a plan for grading and a report on the method by which surface water and natural drainage will be accompanied. The plan shall be prepared by a professional engineer

licensed to practice in the State of Utah, and shall include the following information:

- (1) Indication of existing and proposed contours.
 - (2) Indication of the present and proposed slope of each graded area.
 - (3) Location and identification (by species) of existing vegetation, and an indication of vegetation proposed for removal and revegetation proposal.
 - (4) Existing and proposed drainage patterns. Location of any drainage channels on the proposed site that have been identified by the State Geologist.
 - (5) Location and depth of all proposed fills and cuts.
 - (6) Description of the methods to be employed to achieve stabilization and compaction.
 - (7) Location and capacities of proposed drainage, structures, and erosion control measures.
 - (8) Computation of maximum runoff for a twenty-five year storm before and after development.
 - (9) Location of existing buildings or structures on the site and location of existing buildings and structures on adjacent properties within one hundred (100) feet of the site, or which may be affected by any proposed grading or construction operations.
 - (10) Verification of the existence and location of a 5,000 square foot building pad with required access to it.
4. Planning Commission Action. The Planning Commission shall consider said application and shall recommend to the City Council approval or disapproval. If the Planning Commission recommends approval of the preliminary phase, the Planning Commission may attach such conditions as may be deemed necessary to secure the purposes as set forth in this Chapter.
5. City Council Action. After receiving recommendations for approval or disapproval by the Planning Commission, the City Council may approve, approve with conditions, or disapprove the application. If the City Council approve the

preliminary phase, they may attach such conditions as may be deemed necessary to secure the purposes as set forth in this Chapter.

D. Final Approval

1. **Application.** Application shall be filed with the Planning Department and the Engineering Department for final approval. Such application shall include the Information required by the provisions of this Chapter and the Subdivision Ordinance of Bountiful, Utah.
2. **Planning Commission Action.** The Planning Commission shall consider said application and shall recommend to the City Council approval or disapproval. If the Planning Commission recommends approval of the preliminary phase, the Planning Commission may attach such conditions as may be deemed necessary to secure the purposes as set forth in this Chapter.
3. **City Council Action.** After receiving recommendations for approval or disapproval by the Planning Commission, the City Council may approve, approve with conditions, or disapprove the application.

E. **Construction, Grading and Contour Map.** There shall be no construction, development, or grading either upon the development site until final subdivision approval has been granted by the City Council and specific site developments have been approved by the City Engineer, or upon individual lots within the subdivision until site plan approval has been granted, as provided in this Chapter.

14-13-116 REQUIREMENTS FOR BUILDING IN THE RESIDENTIAL FOOTHILL ZONE

A. The following rules apply to building and construction in the Residential Foothill Zone unless excepted by the City Council in subdivision approval or in site plan review:

1. Single family dwellings and institutional uses and their accompanying site improvements and accessory structures shall be located on the building pad defined and approved for the lot.
2. Structures must be within two hundred (200) feet of the public street as measured along the center line of the driveway to the nearest part of the structure. The City Council may in its reasonable discretion grant an exception up to five hundred feet from a public street, but it may not use its discretion to grant a greater distance.
3. The maximum change in grade, either by cut or fill, is ten (10) feet. No retaining wall shall exceed ten feet in height.

4. The top of a fill, and on the bottom of a cut, must be at least three (3) feet from property lines as measured from the finished grade at the bottom of the wall to the top of the wall.
5. Slopes must comply with the International Building Code of two (2) horizontal feet to one (1) foot vertical, or be retained by engineered retaining walls approved by the City Engineer.
6. The distance from any structure to the toe of a slope must be at least the height of the slope divided by two ($H/2$), up to fifteen (15) feet.
7. The building pad for each lot must have a minimum of five thousand (5,000) square feet of usable land with the least dimension being fifty (50) feet, which must be identified for each lot by the developer prior to final approval of the subdivision.
8. Plans must be approved as required by this Chapter before a permit may be issued.
9. No excavation is allowed until after a permit has been issued.
10. Provisions must be made to re-plant cut and fill areas with vegetation equal to or exceeding the original vegetation.

14-13-117 OTHER REQUIREMENTS

A. Signs. Unless otherwise prohibited by law, signs of the type and description listed below, and not others, may be placed and maintained in the R-F Zone.

1. Signs or name plates not exceeding one (1) square foot in size and displaying only the name and address of the occupant.
2. One flat or wall sign placed on the dwelling which does not exceed one and one-half ($1\frac{1}{2}$) square feet identifying a home occupation.
3. Two temporary signs with a maximum area of six (6) square feet each, pertaining to the sale, lease, or rent of a particular building, property, or premises upon which displayed, and no others.
4. Signs or monuments identifying points of interest or sites of historic significance. The size of said signs or monuments shall be specifically approved by the City Council.

B. Landscaping. The following landscaping provisions shall apply in the R-F Zone:

1. All open areas between the front line and the rear line of the main building, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, trees, shrubs, grass and similar landscaping materials.
2. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt or concrete paving, any other solid type material such as brick, stone or railroad ties, or loose gravel or landscape rock in place of landscaping between sidewalk and curb is prohibited.

C. Trash Storage. No trash, garbage, refuse, unsightly or deleterious objects or structures, or use materials, shall be allowed or permitted upon any property. Storage of commercial goods or materials is expressly prohibited.

D. Walls and Fences. All walls and fences erected or maintained in the R-F Zone shall comply with the provisions of Chapter 17 of this Ordinance.

